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Wednesday, April 09, 2025



## LOCATION

**Property Address** 2800 Broadway  
Oakland, CA 94611-5709

**Subdivision** Cogswell Tract

**Carrier Route** C001

**County** Alameda County, CA

## GENERAL PARCEL INFORMATION

**APN/Tax ID** 9-685-68

**Alt. APN** 009 -0685-068-00

**Account Number**

**Tax Area** 17-042

**2020 Census Trct/Blk** 4035.01/4

**Assessor Roll Year** 2024

## PROPERTY SUMMARY

**Property Type** Commercial

**Land Use** Vehicle Rentals/Vehicle Sales

**Improvement Type**

**Square Feet**

**# of Buildings** 0

## CURRENT OWNER

**Name** M & M Property Company LLC C/O Michael P Murphy

**Mailing Address** 2740 Broadway  
Oakland, CA 94612-3110

**Owner Occupied** No

## SCHOOL INFORMATION

These are the closest schools to the property

|                                  |          |
|----------------------------------|----------|
| <b>Lincoln Elementary School</b> | 1.2 mi   |
| Elementary: K to 5               | Distance |
| <b>Westlake Middle School</b>    | 0.2 mi   |
| Middle: 6 to 8                   | Distance |
| <b>Street Academy</b>            | 0.1 mi   |
| High: 9 to 12                    | Distance |

## SALES HISTORY THROUGH 03/10/2025

| Date | Date Recorded | Amount | Buyer/Owners | Seller | Instrument | No. Parcels | Book/Page |
|------|---------------|--------|--------------|--------|------------|-------------|-----------|
|------|---------------|--------|--------------|--------|------------|-------------|-----------|

|           |           |             |                                       |                                       |                                    | Or<br>Document# |
|-----------|-----------|-------------|---------------------------------------|---------------------------------------|------------------------------------|-----------------|
| 6/4/2015  | 6/15/2015 |             | M & M Property Company LLC            | M & M Property Company LLC            | Intrafamily Transfer & Dissolution | 3 2015165745    |
| 1/6/2012  | 1/26/2012 | \$1,200,000 | M & M Property Company LLC            | King Christine L & Beritzhoff Michael | Grant Deed                         | 2012026451      |
| 3/31/2011 | 4/4/2011  |             | King Christine L & Beritzhoff Michael | Wells Fargo Bank Na                   | Quit Claim Deed                    | 2011099346      |

## TAX ASSESSMENT

| Tax Assessment        | 2024           | Change (%)         | 2023           | Change (%)         | 2022           |
|-----------------------|----------------|--------------------|----------------|--------------------|----------------|
| Assessed Land         | \$1,056,515.00 | \$20,712.00 (2.0%) | \$1,035,803.00 | \$20,309.00 (2.0%) | \$1,015,494.00 |
| Assessed Improvements | \$421,128.00   | \$8,256.00 (2.0%)  | \$412,872.00   | \$8,095.00 (2.0%)  | \$404,777.00   |
| Total Assessment      | \$1,477,643.00 | \$28,968.00 (2.0%) | \$1,448,675.00 | \$28,404.00 (2.0%) | \$1,420,271.00 |
| Exempt Reason         |                |                    |                |                    |                |
| % Improved            | 28%            |                    |                |                    |                |

## TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2024     |            |              | \$24,499.00 |
| 2023     |            |              | \$25,298.78 |
| 2022     |            |              | \$24,363.38 |
| 2021     |            |              | \$22,640.12 |
| 2020     |            |              | \$22,371.54 |
| 2019     |            |              | \$21,096.16 |
| 2018     |            |              | \$20,641.54 |
| 2017     |            |              | \$19,808.04 |
| 2016     |            |              | \$19,323.76 |
| 2015     |            |              | \$19,215.66 |
| 2014     |            |              | \$19,452.10 |
| 2013     |            |              | \$37,082.94 |

## MORTGAGE HISTORY

| Date Recorded | Loan Amount | Borrower                   | Lender                  | Book/Page or Document# |
|---------------|-------------|----------------------------|-------------------------|------------------------|
| 12/29/2015    | \$500,000   | M & M Property LLC         | Western Alliance Bank   | 2015338259             |
| 06/15/2015    | \$5,100,000 | M & M Property Company LLC | Western Alliance Bank   | 2015165746             |
| 06/20/2014    | \$250,000   | M & M Property Company LLC | Samir Rohayem           | 2014147946             |
| 01/26/2012    | \$1,170,000 | M & M Property Company LLC | Nissan Motor Acceptance | 2012026452             |

## FORECLOSURE HISTORY

No foreclosures were found for this parcel.

## PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

## PROPERTY CHARACTERISTICS: LOT

|                    |                               |                 |        |
|--------------------|-------------------------------|-----------------|--------|
| Land Use           | Vehicle Rentals/Vehicle Sales | Lot Dimensions  |        |
| Block/Lot          |                               | Lot Square Feet | 13,207 |
| Latitude/Longitude | 37.816449°/-122.263179°       | Acreage         | 0.3    |

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

|                 |                 |
|-----------------|-----------------|
| Gas Source      | Road Type       |
| Electric Source | Topography      |
| Water Source    | District Trend  |
| Sewer Source    | School District |
| Zoning Code     |                 |
| Owner Type      |                 |

## LEGAL DESCRIPTION

|             |                |                |        |
|-------------|----------------|----------------|--------|
| Subdivision | Cogswell Tract | Plat Book/Page |        |
| Block/Lot   |                | Tax Area       | 17-042 |
| Description |                |                |        |

## FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description                                                                                | FIRM Panel ID      | FIRM Panel Eff. Date |
|-----------|------------|-----|--------------------------------------------------------------------------------------------|--------------------|----------------------|
| X         | Minimal    |     | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 065048-06001C0059G | 08/03/2009           |

## LISTING ARCHIVE

No Listings found for this parcel.

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